

County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, May 14, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 am

ROLL CALL

**Mike Novo, Zoning Administrator
Kyler Asato, Environmental Health
Arlen Blanca and Bora Akkaya, Public Works
Jess Barreras, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

**Clerk Armida Ruano stated there was correspondence for the following items:
PLN260006, PLN250334, PLN260074, PLN260063, which were distributed to the
Zoning Administrator and all interested parties.**

ACCEPTANCE OF MINUTES

- A. Acceptance of April 30, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

**The Zoning Administrator accepted the April 30, 2026, of Monterey Zoning
Administrator Meeting minutes.**

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN250182 - CAPRARA SHERI L TR ET AL**
Public hearing to consider construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.
Project Location: 23531 Belmont Circle, Salinas, CA
Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Jordan Evans-Polockow, Project Planner, presented the item.

Public Comment: Ed Rhinehart.

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

2. PLN250388 - TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL

Public hearing to consider construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

Project Location: 128 Rodgers Road, Salinas, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Jordan Evans-Polockow, Project Planner, presented the item.

Public Comment: Juan Vargas, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500-gallon septic system.

3. PLN260006 - MAPLES RONDA LEE TR

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26234 Inspiration Ave, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Jack Sorensen, Project Planner, presented the item.

Public Comment: Chris Gourlay, representative; Ronda Maples, applicant; Ross Koningstein.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.

4. PLN250334 - NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE TRS

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 25240 HWY 1, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Jose Mendoza, Project Planner, presented the item and some errata.

Public Comment: Josh Ohanian, property manager

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata changes, corrections to condition number 6 and some non-substantive changes to the resolution.

5. PLN260074 - FANGER LANCE VINCENT & KOTENKO EKATERINA V

Public hearing to consider action on a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24323 San Marcos Rd, Carmel, CA 93923

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Jose Mendoza, Project Planner, presented the item and errata.

Public Comment: Lance Vincent Fanger, applicant; Joseph Sennish.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata changes and some non-substantive changes to the resolution.

6. PLN260063 - ROUSSET ANDREA CHAN & ROBI

Public hearing to consider action on a Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24673 Upper Trail, Carmel, CA 93923

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Kyle Benalcazar, Project Planner, presented the item and errata information.

Public Comment: Andrea Rousset, applicant; Joseph Sennish.

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata change and some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:22 am